

Garden Office Method Statement. 28.11.2019

Discharge of conditions 3F, 3LB, 4LB and 5LB (applications 19/02110/LB and 19/02109/F)

The existing potting shed fabric is defective for the following reasons.

- Brick piers have been constructed on minimal existing ground foundations
- Brick piers lean and are structurally unstable
- The brick pier against the existing stone west facing wall has been pushed out of vertical in excess of 50mm by ivy that has imbedded itself within the stone wall
- The west and north walls have been over time, been rendered/plastered all which is defective and falling away from the wall.
- The roof is covered with asbestos tiles
- The structure to the roof consists of 'found' timber logs with a degree of sag
- The floor consists of square terracotta tiles laid directly onto the sub soil below (note: no dpm)
- The existing surrounding stone walls have been built with no damp course.
- The existing stone walls are surrounded on the north and west sides with a ground level between 500 and 1000mm higher than the inside tiled covered floor.
- The ivy primarily to the west wall has imbedded itself into the stonework that the stone work itself has been damage
- The timber windows, framing and infill cladding has suffered from extensive wet rot due to lack of damp proof membranes and courses.
- The timber window, cill, and lintel in the west elevation are defective. The timber lintel has broken, and the opening is being propped with a section of 4x2 timber.
- The door in the west elevation has detached from its frame with the bottom rail being damaged through wet rot.

Proposed new works and renovations.

- The brick piers are to be carefully taken down and stored in a numbered order and rebuilt on a new concrete strip foundation. Bricks from pier 1 will be kept separate when taken down and only reused in reforming pier 1. Likewise, for the other four piers.
- The piers to benefit from a new dpc and a ground level bullnosed brick plinth which will form the base around the perimeter of the building on the two sides to the garden to further protect the fabric from rising damp.
- The brick pier against the existing west facing stone wall to be tied in with the wall with the use of 'crocodile' wall starter.
- The imbedded ivy is to be removed and damage to be repaired
- The asbestos roof tiles will be removed and disposed safely
- The timber roof structure will be removed.
- The floor tiles to be removed, and the existing ground below reduced to facilitate a new insulated floor slab complete with damp proof membranes lapped up the walls to protect against the higher ground level outside.

- A connected French drain to be constructed to the base of the west and north walls to protect the structure from the underlying water table. A membrane will be dressed up the external and protect
- A new insulated timber roof structure to be constructed whose profile matches as close as possible to the existing and covered in roof slates with lead dressing from the same source as the adjacent kitchen extension.
- The new roof structure will utilise the existing coping and slate creasing tiles to abut under with lead flashing to complete the weatherproofing. The existing concaved hanging brick 'arch' to be retained at high level
- A new French door by Mumford and Wood from their Conservation range and as per the doors to the adjacent new kitchen will be installed.
- The remaining four bays are to be infilled with insulated timber framing and cladding with inset Mumford and Wood timber windows that match the profiles employed by that company on the adjacent kitchen extension.
- The existing window opening on the west wall will be repaired and made structurally safe.
- The existing door to the west wall will be repaired and reinstalled forming a new insulated fixed frame complete with brick plinth at external ground level.
- The timber door, window and cladding will match the colour of the existing rotten framing.
- The internal face of the north and west will be lined with insulated plasterboard which will allow the existing wall to breath vertically into the void space of roof above. The insulated plasterboard will be spaced off the wall face allowing for air movement. Any existing period feature which was hidden behind the plaster will be retained and protected by the overlaying insulated plasterboard.
- Ventilation to the roof space and behind the insulated plasterboard will be provided by an air brick placed in the north facing wall utilising an existing niche high up in the wall.

Proposed materials

- Natural slate to roof (as approved on sample made available on site)
- Brick piers, existing reused as pier rebuilt as was but now structurally secure.
- Brick plinth. Bullnose bricks to match colour of existing
- Windows, doors, fascia board and cladding. Painted softwood, colour to match the existing. Mumford and Wood joinery, as per adjacent extension to be used.

Materials approved on site by conservation officer.

- Natural roofing slates